149.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,700 / 799,700
					USE VALUE:	799,700 / 799,700
					ASSESSED:	799,700 / 799,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAKEY PAULA & ROBERT
Owner 2:	
Owner 3:	
Street 1:	68 SCHOOL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRINDLE RACHEL H -
Owner 2:	-
Street 1:	68 SCHOOL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 2280 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	380,500		419,200	799,700
Total Card	0.137	380,500		419,200	799,700
Total Parcel	0.137	380,500		419,200	799,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.75 | /Parcel: 350.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98138
GIS Ref:
GIS Ref:
Insp Date: 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,600	0	5,962.	419,200	799,800	799,800	Year End Roll	12/18/2019
2019	101	FV	283,600	0	5,962.	419,200	702,800	702,800	Year End Roll	1/3/2019
2018	101	FV	274,700	0	5,962.	371,300	646,000	646,000	Year End Roll	12/20/2017
2017	101	FV	274,700	0	5,962.	311,400	586,100	586,100	Year End Roll	1/3/2017
2016	101	FV	222,400	0	5,962.	311,400	533,800	533,800	Year End	1/4/2016
2015	101	FV	216,500	0	5,962.	269,500	486,000	486,000	Year End Roll	12/11/2014
2014	101	FV	216,500	0	5,962.	260,500	477,000	477,000	Year End Roll	12/16/2013
2013	101	FV	216,500	0	5,962.	247,900	464,400	464,400		12/13/2012

!11647!

PRINT

Date	Time
12/11/20	01:47:27

LAST REV

Date	Time
05/03/18	15:24:19

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11647

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRINDLE RACHEL	1466-118		1/30/2015		770,000	No	No		
PRINDLE MICHAEL	1465-98		1/2/2015	Convenience	1	No	No		
BARBAGALLO EDWA	1158-157		7/16/1996		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	98138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2009	786	Redo Bat	6,500					
3/28/2006	207	Addition	80,000	C		G7	GR FY07	2 STORY W/ DECK

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
1/20/2009	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	263	PATRIOT
7/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,201 | Spl Credit | Total: 419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20263159
Const Adj.:	0.97515047
Adj $ / SQ:	152.457
Other Features:	101800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467489
Depreciation:	86953
Depreciated Total:	380536

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

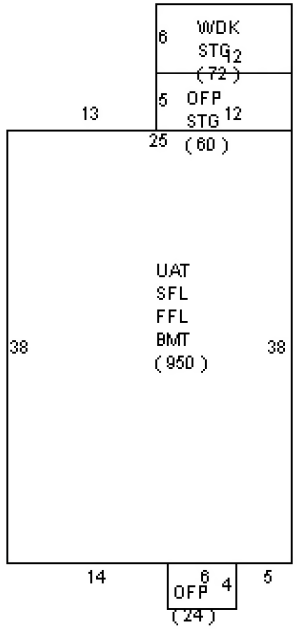
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.46
Special Features:	0	Val/Su Net:	112.71
Final Total:	380500	Val/Su SzAd	200.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	59.460	56,485
FFL	First Floor	950	152.460	144,834
SFL	Second Floor	950	152.460	144,834
UAT	Upper Attic	238	60.980	14,483
STG	Storage	132	7.330	967
OFP	Open Porch	84	35.240	2,961
WDK	Deck	72	15.600	1,123
	Net Sketched Area:	3,376	Total:	365,687
Size Ad	1900	Gross Are	4088	FinArea 2280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	